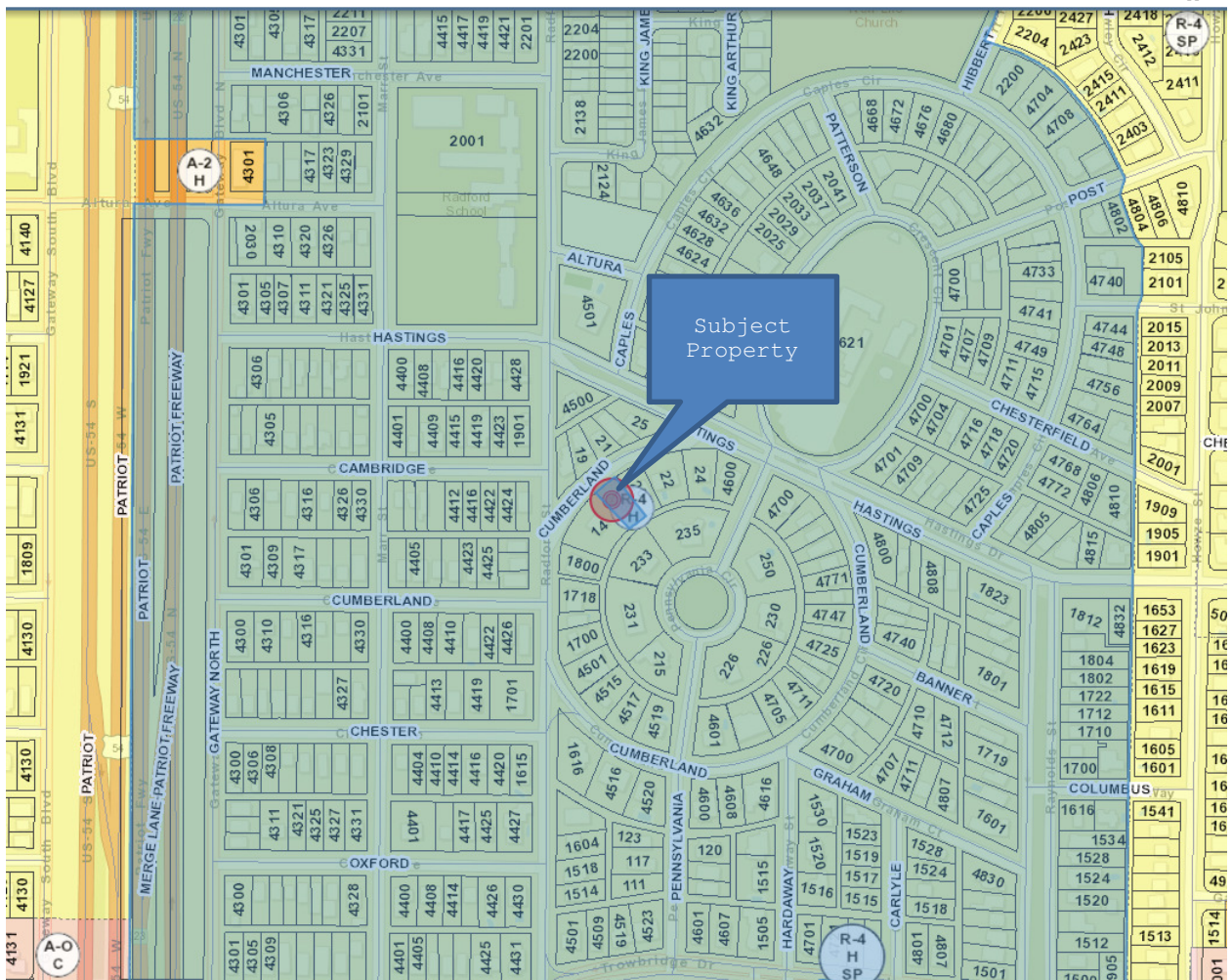




PHAP14-00022

Date: September 8, 2014
Application Type: Certificate of Appropriateness
Property Owner: Emilia Ramos Pineda
Representative: Monica Samano
Legal Description: Being 100 Government Hill 9 & E 35 Ft. of 10, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 18 Cumberland Circle
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1930
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of a pergola/porte cochere at the side of the house
Application Filed: 8/18/2014
45 Day Expiration: 10/2/2014

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a pergola/porte cochere at the side of the house

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

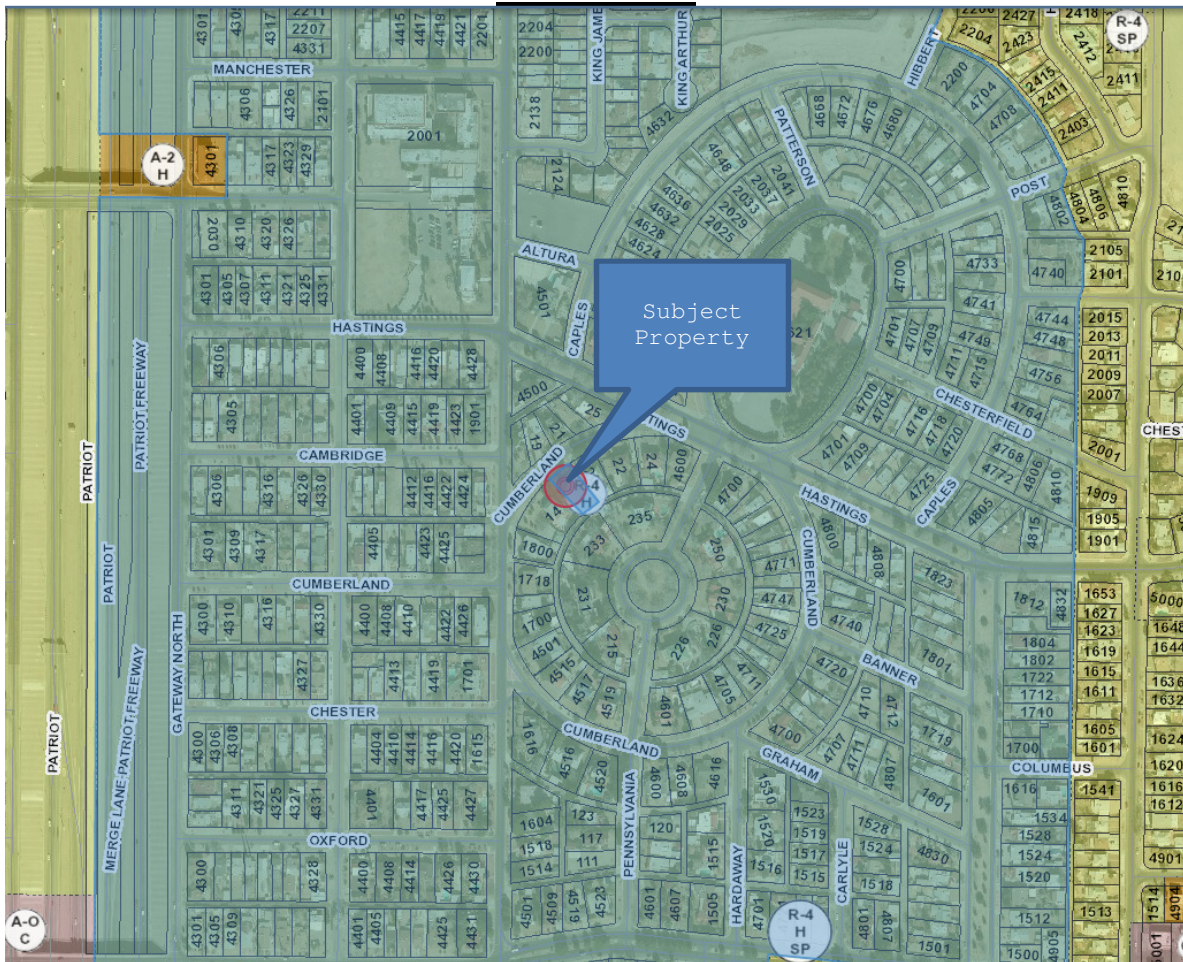
- *Site features that may exist on a property are swimming pools, pergolas, terraces and gardens and every effort should be made to retain those features that remain.*
- *Place non-traditional site features such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters, and trash receptacles only in areas such as rear yards, where they are not visible from the street.*
- *Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.*
- *Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

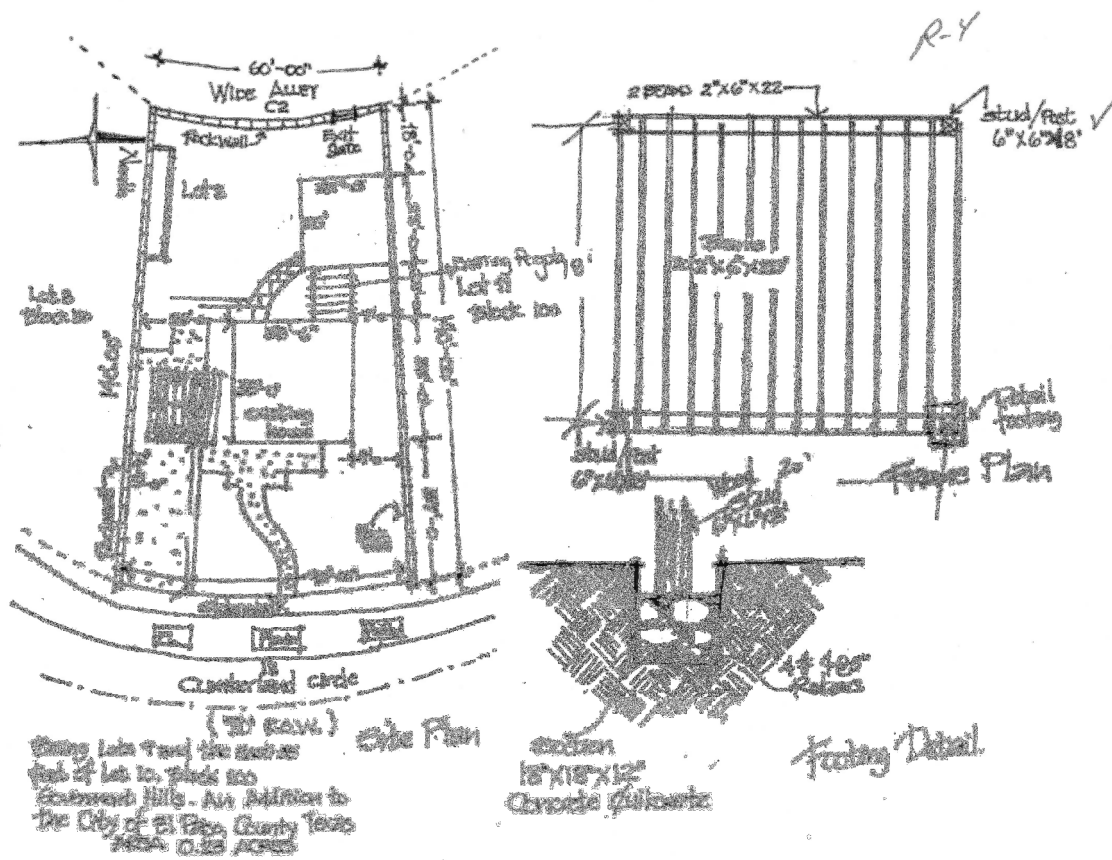
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New work should be compatible with the character of the setting in terms of size, scale design, material, color, and texture.*

The modifications are that the structure be set back at least two feet behind the main façade and that it not be attached to the main structure.

AERIAL MAP



SITE PLAN



Pergola shade area
made of wood.

